

MENOMONIE PLAN COMMISSION

Minutes

April 26, 2010

A regular meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on **April 26, 2010** in the City Hall Council Chambers by Chairman Peltier.

Members Present: Beety, Kell, Klos, & Martinson

Others Present: Mayor Knaack, Eide, Jones, Schofield, Dahl, Sander, Baus, Prange & numerous members of the public

A motion was made by Martinson, seconded by Kell to approve the minutes of the February 22, 2009 meeting. Motion carried.

Chairman Peltier opened the floor to comments relating to items on the agenda. Michelle Norrbohm, a UW-Stout student, stated that the community could use a different style of student housing which would offer better amenities and more choices. She supported the concept of the residential / commercial development at the former Leever's Super Market site. The Chair then opened the floor for a presentation from AHMC Asset Management Group represented by Cary Osborn who provided an overview of the concept for the proposed Gateway project. John Hamilton and David Stahl of Urban Works presented the preliminary architectural rendering and site layout to the Commission. They explained the phased concept would construct 250 beds at the location. The rent would be approximately \$500 per bed and include heat, parking and WIFI with the commercial space rent estimated at \$10 - \$18 per square foot. Onsite parking would include 81 retail and 252 residential spaces. Emilie Wiese questioned if enough retail parking was being created for the development and in general throughout the downtown, the impact additional traffic may have on vehicular movements throughout the downtown area including possible back-ups from 4th Avenue onto 2nd Street West and sunlight reduction to adjoining residential properties. The preliminary site development plan was for presentation and feedback only with no action taken by the Plan Commission.

A motion was made by Martinson, seconded by Kell to approve the condominium plat presented for Amish Oak, Inc. at 1120 North Broadway Street. Motion carried.

Wendy Sander of Cedar Corporation reviewed the revised transportation element maps and supporting documents that were included in the Commission pack. A memo of recommendations from Commissioner Williams was discussed with other member input being submitted for presentation at the next meeting. It is anticipated that the Commission will take action at that time and forward a recommendation to the City Council.

A motion was made by Martinson, seconded by Kell to adjourn. Motion carried.

Respectfully Submitted,

Lowell Prange,
Recording Secretary